



Paradise Town Advisory Board

NOTICE OF PUBLIC MEETING

MINUTES

Date: Tuesday June 9, 2015

Time: 7:00 P. M.

Location: Paradise Community Center, 4775 McLeod Drive, Las Vegas, NV 89121

Paradise Community Center is accessible to individuals with disabilities. With forty - eight (48) hour advance request, a sign language interpreter may be made available by calling 455-3530 or TDD 385-7486 or Relay Nevada toll free 800 326-6868, TD/TDD.

POSTING LOCATIONS:

Paradise Community Center; 4775 S. McLeod
Clark County Library – 1401 E. Flamingo Road
Sunset Park - 2601 E. Sunset Road
Fire Station 38 - 1755 Silver Hawk Ave
Maureen Helm - Secretary – (702) 606-0747

BOARD MEMBERS:

John S. Williams - Chair
Robert Orgill- Vice Chair
Susan Philipp
Bart Donovan
Roger Smith

Internet Address: WWW.CLARKCOUNTYNV.GOV

- I. Call to Order Meeting was called to order by Chair Williams at 7:00pm
- II. Pledge of Allegiance The Pledge of Allegiance was recited.
- III. Roll Call

John S. Williams – Chair – PRESENT
Robert Orgill – Vice Chair – PRESENT
Susan Philipp - PRESENT
Bart Donovan - PRESENT
Roger Smith – PRESENT

IV. Procedures & Conduct

- a. Conformance with the Open Meeting Law **Chairman Williams noted that this meeting has been properly noticed and that a quorum is present.**
- b. Conduct: Please turn off or mute all cell phones & other electronic devices. Please take all private conversations outside the room
- c. Meeting Guidelines
- d. County Staff Introductions, Announcements & Presentations: **Jared Tasko – PLANNING; Blanca Vazquez – TOWN LIAISON; Cyndi Moody, IN ATTENDANCE.**

V. Regular Business

- a. Approval of Agenda for June 9, 2015 - including any deletions or corrections
MOTION WAS MADE BY ORGILL TO APPROVE THE AGENDA WITH ITEM #3 BEING HELD PER APPLICANT, RETURN TO THE 7/12/15 TAB. A UNANIMOUS VOTE OF APPROVAL WAS RECORDED.

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DON BURNETTE, County Manager

- b. Approval of Minutes of May 26, 2015.

MOTION WAS MADE BY PHILIPP TO APPROVE THE MINUTES AS PRESENTED. A UNANIMOUS VOTE OF APPROVAL WAS RECORDED.

VI. Public Comment - This is a period devoted to comments by the general public about items on this agenda. If you wish to speak to the Board about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three minutes. Please step up to the speaker's podium, clearly state your name and address and please spell your last name for the record. If any member of the Board wishes to extend the length of a presentation, this will be done by the Chair, or the Board by majority vote. **NONE HEARD**

VII. PLANNING & ZONING Action to be taken on the following applications:

1. **UC-0263-15 – THE ALEXANDER & LILY GENDALL TRUST; (2081 E. Eldorado Ln.)**
USE PERMITS for the following: **1)** recreational facility with associated ancillary uses; **2)** allow agriculture – livestock in conjunction with a recreational facility; **3)** increase the number of agriculture – livestock; **4)** allow household pets (dogs and cats); and **5)** allow household pets (pot-bellied pigs) not in conjunction with a single family detached dwelling unit.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced parking; **2)** reduced landscaping; **3)** household pet requirements for dogs and cats; **4)** trash enclosure; and **5)** increase the number of freestanding signs.
DESIGN REVIEW for a recreational facility in conjunction with a single family residence on 4.3 acres in an R-E (Rural Estates Residential) Zone. Generally located on the southwest corner of Eldorado Lane and Burnham Avenue within Paradise. SS/jt/ml (For possible action) **PC 6/16/15**
MOTION WAS MADE BY ORGILL FOR DENIAL, VOTING WAS UNANIMOUS. APPLICANT WAS A NO SHOW AT THE 5/26/15 TAB AS WELL. LETTER FROM NEIGHBOR AGAINST PROJECT.
2. **DR-0314-15 – CSD, LLC; (3310 e. Sunset Rd.)**
DESIGN REVIEW for signage in conjunction with an approved museum and recreational facility on 46.5 acres in an R-E (Rural Estates Residential) Zone, an R-E (Rural Estates Residential) (AE-60 & AE-65) Zone, a C-2 (General Commercial) (AE-65) Zone, and an M-D (Design Manufacturing) (AE-65 & AE-70) Zone. Generally located on the west side of Pecos Road, and the north and south sides of Sunset Road within Paradise. MBS/gc/ml (For possible action) **BCC 7/8/15**
MOTION WAS MADE BY ORGILL FOR APPROVAL, WITH THE ADDED CONDITION TO REDUCE THE HEIGHT OF THE FREESTANDING SIGN TO 15 FEET. SUBJECT TO ALL OTHER STAFF CONDITIONS. VOTING WAS UNANIMOUS. DONOVAN ABSTAINED FROM COMMENT OR VOTE AS HE RECEIVED A NOTIFICATION CARD.
3. **UC-0234-14 (WC-0009-15) – SIDDIQ ASIF M, ET AL; (1405 E. Sunset Rd.)**
WAIVER OF CONDITIONS of a use permit requiring the following: **1)** first floor uses limited to hours of operation from 7:00 a.m. to 5:00 p.m.; and **2)** second floor uses limited to hours of operation from 5:00 p.m. to 2:00 a.m. in conjunction with a commercial development on 0.9 acres in an M-D (Designed Manufacturing) Zone. Generally located on the south side of Sunset Road and the east side of Escondido Street within Paradise. MBS/jvm/ml (For possible action) **ITEM HELD PER THE APPLICANT. RETURN TO THE 7/12/15 TAB.**

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4. **ZC-0483-14 & TM-0083-14 (WC-0039-15) – NEW TOWN MD, LLC: (4702 S. Maryland Parkway)**
WAIVER OF CONDITIONS of a zone change and tentative map requiring driveways to comply with County Standards 222.1 and 225 in conjunction with an approved mixed use development on 2.4 acres in a U-V (Urban Village - Mixed Use) Zone in the MUD-2 Overlay District. Generally located on the east side of Maryland Parkway and the north side of Dorothy Avenue within Paradise. MBS/dg/xx (For possible action) **BCC 6/17/15**
MOTION WAS MADE BY PHILIPP FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.
5. **DR-0315-15 – ROMAN CATHOLIC CHURCH LAS VEGAS: (4765 Brussels St.)**
DESIGN REVIEW for an addition to an existing place of worship on 1.8 acres in a P-F (Public Facility) (AE-60) Zone in the MUD-2 and MUD-3 Overlay Districts. Generally located on the west side of Brussels Street, 260 feet south of University Avenue within Paradise. MBS/jt/ml (For possible action) **PC 7/7/15**
MOTION WAS MADE BY ORGILL FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.
6. **UC-0301-15 – 3F INTERNATIONAL INVEST, LLC: (5717 Merrill Ave.)**
USE PERMIT to allow second hand sales of furniture within an existing retail building on 0.4 acres in a C-1 (Local Business) Zone in the Russell Road Transition Corridor Overlay District. Generally located on the south side of Russell Road and the west side of Merrill Avenue within Paradise. MBS/al/ml (For possible action) **PC 7/7/15**
MOTION WAS MADE BY PHILIPP FOR APPROVAL, WITH THE FOLLOWING CONDITIONS. NO FURNITURE PERMITTED TO BE DISPLAYED OR SOLD OUTSIDE, 1 YEAR REVIEW AS A PUBLIC HEARING. SUBJECT TO ALL OTHER STAFF CONDITIONS. VOTING WAS UNANIMOUS. 1 NEIGHBOR FOR PROJECT IN ATTENDANCE.
7. **UC-0302-15 – KERZETSKI SUNSET, LLC: (3045 E. Post Rd.)**
USE PERMIT for a pharmacy within an existing office/warehouse complex on 0.3 acres in an M-D (Designed Manufacturing) (AE-70) Zone. Generally located 105 feet south of Post Road and 250 feet east of McLeod Drive within Paradise. MBS/jt/ml (For possible action) **PC 7/7/15**
MOTION WAS MADE BY SMITH FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.
8. **UC-0304-15 – RENHAVEN EQUITY, LP: (105 E. Reno Ave.)**
USE PERMIT for personal services (tanning salon) within an existing commercial and industrial complex on 4.2 acres in an H-1 (Limited Resort and Apartment) (AE-60 & AE-65) Zone in the MUD-1 Overlay District. Generally located on the southeast corner of Reno Avenue and Haven Street within Paradise. MBS/gc/ml (For possible action) **PC 7/7/15**
MOTION WAS MADE BY ORGILL FOR APPROVAL, WITH THE ADDED CONDITION OF A 1 YEAR REVIEW AS A PUBLIC HEARING. VOTING WAS UNANIMOUS.
9. **UC-0311-15 – SILVER STATE PARTNERS, LLC: (4914 Boulder Hwy.)**
USE PERMIT to expand an existing liquor store (alcohol sales, liquor – packaged only) within a retail building on 0.4 acres in an H-2 (General Highway Frontage) Zone in the MUD-3 Overlay District. Generally located on the southwest corner of Flamingo Road and Boulder Highway within Paradise. CG/al/ml (For possible action) **PC 7/7/15**
MOTION WAS MADE BY WILLIAMS FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.

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10. **UC-0316-15 – 3707 EAST FLAMINGO, LLC: (3707 E. Flamingo)**
USE PERMIT for a proposed automobile maintenance and smog check facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow a service bay door to face a street; and 2) reduce the separation from an automobile maintenance facility to a residential use in conjunction with an existing commercial building on 0.4 acres in a C-1 (Local Business) Zone. Generally located on the south side of Flamingo Road, 200 feet west of Sandhill Road within Paradise. CG/rk/ml (For possible action) **PC 7/7/15**
MOTION WAS MADE BY DONOVAN FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.
11. **VS-0323-15 – HAIKAI FAMILY TRUST: (Bermuda Rd. & Maulding Ave.)**
VACATE AND ABANDON a portion of right-of-way being Bermuda Road located between Robindale Road and Maulding Avenue within Paradise (description on file). SS/co/ml (For possible action) **PC 7/7/15**
MOTION WAS MADE BY ORGILL FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.
12. **WS-0310-15 – POLARIS WAREHOUSE, INC: (5425 Polaris Ave.)**
WAIVER OF DEVELOPMENT STANDARDS to reduce parking.
DESIGN REVIEW for a second floor addition to an approved medical marijuana establishment (cultivation and production) within an existing office/warehouse building on 2.3 acres in an M-1 (Light Manufacturing) Zone in the MUD-1 Overlay District. Generally located on the west side of Polaris Avenue, 650 feet south of Hacienda Avenue within Paradise. SS/gc/ml (For possible action) **BCC 7/8/15**
MOTION WAS MADE BY WILLIAMS FOR APPROVAL, WITH THE ADDED CONDITION THAT THE 2nd FLOOR BE REMOVED IF THE USE CHANGES. SUBJECT TO THE IF APPROVED STAFF CONDITIONS. VOTING WAS UNANIMOUS.
- VIII. Correspondence:
a. Letter from neighbor against item # 1 UC-0263-15.
b. Letter requesting item # 3 WC-0009-15 be held, returning to the 7/14/15 TAB.
- IX. General Business: Items for discussion:
a. Planner advised board of the up coming Sign code Re-write and requesting TAB input .TAB will add discussion to the 6/30/15 agenda and have any input forwarded to Jennifer Ammerman.
- X. Public Input – Community Concerns (Issues or concerns within the community) Comments by the General Public & Discussion: No action may be taken upon a matter raised under this item of the agenda until the matter itself as been specifically included on an agenda. Comments will be limited to 3 minutes. **NONE HEARD**
- XI. NEXT MEETING: June 30, 2015. **NEXT MEETING WAS SET FOR 6/30/15**
- XII. ADJOURNMENT: **CHAIR WILLIAMS ADJOURNED THE MEETING AT 8:15 P.M.**

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